

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 9, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-24802 - APPLICANT: GOO GOO CAR WASH SYSTEMS
- OWNER: FORTIER QUINCY E MD TRST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-1/se vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-24804) and Special Use Permit (SUP-24803) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 11/6/07 and building elevations date stamped 9/25/07, except as amended by conditions herein.
4. No access shall be taken from this site onto Alpine Place, with the exception of access for trash collection or a fire crash gate, if necessary.
5. A one year review to ensure that the plant material is in place, alive and maintained.
6. A block-faced wall be placed along the north-side of the property, five feet from the back of sidewalk adjacent to Alpine Place, landscaped consistent with the landscaping scheme behind Wells Fargo Bank, one lot to the east.
7. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffer along a 200-foot portion of the eastern perimeter where an eight-foot wide landscape buffer is required.
8. An Exception from Title 19.10.010(J) 11.c.i is hereby approved, to allow a total of six trees for every six uncovered parking spaces where nine trees are required.
9. All commercial signage must comply with the standards as listed in Title 19.14.060 for the C-1 (Limited Commercial) Zoning District.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. No access shall be taken from this site onto Alpine Place, with the exception of access for trash collection or a fire crash gate, if necessary.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

20. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from Charleston Boulevard. The driveway shall also receive approval from the Nevada Department of Transportation.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
22. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a proposed 4,326 square foot Car Wash, Full Service with a detached Accessory Structure on 0.84 acres at 5550 West Charleston Boulevard. The applicant has requested a Waiver to allow no landscaping along a 200-foot portion of the east perimeter where an eight-foot wide landscape buffer is required. Additionally, an Exception to the Title 19.10.010(J).11.c.i parking lot tree requirement has been requested to provide a total of six 24-inch box trees for every six uncovered parking spaces where nine 24-inch box trees are required.

Due to Staff's recommendation for denial of the accompanying Special Use Permit (SUP-24803), staff must also recommend denial of this Site Development Plan Review request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/02/66	The City Council approved a Rezoning (Z-0006-66) from R-1 (Single Family Residential) and R-4 (High Density Residential) to C-1 (Limited Commercial) of this site as part of a larger request.
10/19/94	The City Council denied an appeal for a Variance to allow an Auto Pawn which allows the outdoor storage of automobiles located at 5550 West Charleston Boulevard. The Board of Zoning Adjustment initially denied the request on 9/27/94.
11/29/07	The Planning Commission recommended approval of companion item SUP-24803 concurrently with this application. The Planning Commission voted 6-1/se to recommend APPROVAL (PC Agenda Item #50/mh).
<i>Related Building Permits/Business Licenses</i>	
104/13/89	Business license #R09-00841 issued for Restaurant. NOTE: Although the establishment is closed this license is still active
03/01/90	Business license #L09-00062 issued for Beer/Wine/Cooler on-sale in relation with R09-00841. NOTE: Although the establishment is closed this license is still active

<i>Pre-Application Meeting</i>	
09/10/07	A pre-application meeting was held with staff to discuss the requirements for the removal of an existing restaurant for the development of an automated Car Wash, Full Service. The applicant was informed of the submittal requirements for a Variance for Residential Adjacency Setbacks and a reduction in the C-1 (Limited Commercial) Zoning District setback standards. In addition, the applicant was notified of the requirements for requesting a Waiver to the Title 19.12 Landscape And Buffer Standards.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was recommended by Staff, but the applicant was informed that it is not required. A neighborhood meeting was not held at the applicant's request.	

<i>Field Check</i>	
10/30/07	A field check was performed by staff with the following observations: <ul style="list-style-type: none"> • Vacant restaurant on site. • No screen wall provided between Alpine Place and subject site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.85 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Used Car Lot/Undeveloped	SC (Service Commercial)/ML (Medium Density Residential)	C-2 (General Commercial)/ U (Undeveloped) under Resolution of Intent to R-PD8 (Residential-Planned Development – 8 Units per Acre)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Building	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 200 feet	X		Y
Trails			NA
Rural Preservation Overlay District			NA
Development Impact Notification Assessment			NA
Project of Regional Significance			NA

A-O (Airport Overlay) District

The maximum 25-foot peak height of this proposal is well-under the 200-foot height restriction mandated by the A-O (Airport Overlay) District and will have no significant impact on this Special District.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	150 feet	Y
Min. Setbacks			
• Front	20 Feet	60 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	80 Feet	Y
Setbacks, Accessory Structures			
• Min. Rear Setback	8 Feet	15 Feet	Y
• Min. Front Setback	20 Feet	200 Feet	Y
• Min. Side Yard Setback	8 Feet	62 Feet	Y
Max. Lot Coverage	50%	13%	Y
Trash Enclosure	Screened and Enclosed	Screened and Enclosed	Y
Mech. Equipment	Screened from public view	Screened from public view	Y

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	66 Feet	80 Feet	Y
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	63 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	9 Trees	6 Trees	N
Buffer: Min. Trees (north)	1 Tree/20 Linear Feet	8 Trees	12 Trees	Y
Min. Trees (east, west, and south)	1 Tree/30 Linear Feet	22 Trees	18 Trees	N
TOTAL		30 Trees	30 Trees	Y
Min. Zone Width	8 Feet		0 Feet	N
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Full Service	4,326 SF	1:150 SF GFA	27	2	32	2	
SubTotal			29		34		
TOTAL (including handicap)			29 spaces		34 spaces		Y

Waivers		
Request	Requirement	Staff Recommendation
No landscape buffer for a 200-foot portion of the east perimeter.	Eight-foot wide landscape buffer	Denial

ANALYSIS

Land Use and Zoning

The subject site maintains the SC (Service Commercial) Master Plan Land Use Designation and is located in the C-1 (Limited Commercial) Zoning District. The SC (Service Commercial) land use designation and its affiliated C-1 (Limited Commercial) Zoning District allow for mostly retail shopping and personal services, and are typically located on the periphery of residential neighborhoods. Although there is not a distance separation requirement for the Car Wash, Full Service use, it is important to note that there are two Car Wash, Full Service uses established approximately one-half mile to the north and south of this proposal on the north side of Charleston Boulevard.

Because the proposed Car Wash use is only permissible with the prior approval of a Special Use Permit and staff has recommend denial of the related Special Use Permit (SUP-24803) request staff recommends denial of this Site Development Plan Review.

- **Site Plan**

The site plan meets the development standards of the C-1 (Limited Commercial) Zoning District for both the primary structure and the accessory structure. However, there are some concerns regarding the location of the trash enclosure being accessed from the Alpine Place, a residential street, and the involvement of three time-gates to mitigate problems with the onsite circulation plan. Two of the gates are located in the south portion of the site and are intended to direct motorists to a drive aisle located along the east property line as well as to prohibit direct access to the vacuuming/drying area located in the center of the site. A third gate is located in the north portion of the site and separates customers who will use the full size car wash from those who wish to use the vacuums.

- **Landscape Plan and Waiver**

The applicant has requested a Waiver of the Landscape perimeter landscaping requirements in order to accommodate a drive-lane located along the eastern property line. Although the provided landscape plan does not provide an eight-foot wide landscape buffer along an approximate 200-foot portion of this drive lane, the plan does show an increased amount of 24-inch box sized trees located around the remainder of the property.

An Exception to the Title 19.10.010(J).11.c.i parking lot tree requirement has been requested to provide a total of six 24-inch box trees for every six uncovered parking spaces where nine 24-inch box trees are required. In order to accommodate the final stages of the car wash, an open parking area with access to vacuum equipment is provided. The landscaping in this area would hinder the operational efficiency of this area. Therefore, the applicant has provided additional trees to the overall landscape plan to make up for the requested shortage in the center parking/staging area.

- **Elevation and Floor Plan**

The elevations and floor plan are typical for this type of development; an automated car wash provides a narrow waiting area to view the cars as they are being washed with two restrooms provided at the northeast corner of the building.

The elevations show a flat-roofed canopy accessory structure from which the customer pays, and the car wash facility is a 22-foot tall gabled-roof structure.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is incompatible with the adjacent single family dwellings to the north. In addition, there are already two Car Wash, Full Service uses operating within a half mile to the north and south of this proposal.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Although the proposed development meets the Title 19.08.050 Design Standards, a requested Waiver to the Title 19.12 Landscape and Buffer Standards has shown that there is some difficulty in accommodating the Car Wash design with the subject site. The applicant has proposed ample landscaping in the provided landscape buffers to offset the shortage along the east perimeter. However, the circulation of the site is confusing and dependent on a "timed-gate" system to maintain traffic flow.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed off-site access will have a negative impact upon Charleston Boulevard with a right-turn only from west-bound-only traffic. The on-site circulation is cluttered and confusing and overly dependent on the timing of automatic gates located throughout the site. One concern is with the ingress and egress of the site with two of the aforementioned automatic gates located at the 40-foot wide, right-turn-only entrance. Because of the concerns of the site circulation issues affecting Charleston Boulevard, staff recommends denial of this Site Development Plan Review.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed materials are typical of other Car Wash uses in the area. It is important to note that the applicant has proposed the appropriate amount of mature trees on site despite the request for a 200-foot portion along the east perimeter having no landscape buffer.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building arrangement and locations are neither harmonious nor compatible with the Single Family Residential neighborhood adjacent to the north of the site. The proposed yellow and red colors are stronger in appearance than those of the neighboring properties.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed Car Wash, Full Service will be subject to the 2006 edition of the International Building Code and City inspections during construction of the building, as well as routine Business Licensing inspections at the time of licensing of the Car Wash.

PLANNING COMMISSION ACTION

The Planning Commission added conditions 4-6 and amended condition #3 as read.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 234 by Planning Department

APPROVALS 0

PROTESTS 4